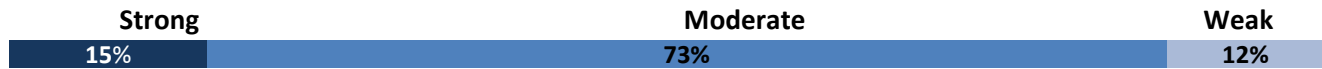


# Ohio Association of REALTORS® Housing Market Confidence Index September 2012

## Housing Market - Current

*How would you describe the current housing market in your area?*



**REALTOR® Current Market Index (RCMI)\* = 51**

This month's RCMI for REALTORS'® measurement of the current housing market in their area is 51, increasing 2 points from last month's RCMI score of 49. This month's RCMI for agents is 52, three points higher than brokers' RCMI score of 49.\*

## Housing Market – Next 6 Months

*What are your expectations for the housing market over the next six months in your area?*



**REALTOR® Future Market Index (RFMI)\* = 49**

This month's RFMI for REALTORS'® expectations for the market over the next six months falls at 49, increasing 3 points from last month's RFMI of 46. RFMI scores for agents and brokers falls at 49.\*

## Home Prices – Over Next Year

*In your area, what are the expectations for home prices over the next year?*



**REALTOR® Price Index (RPI)\*\* = 65**

The RPI for REALTORS'® expectations for home prices over the next year rose 6 points to 65 from last month's index score of 59. Agents express more confidence than Brokers with index scores falling at 66 and 61, respectively.\*\*

## Monthly Hot Topic Question

*% of your sellers over the past year owing more on their property than the current market value:*



About two-thirds (64%) of respondents worked with a seller client base over the past year made up of 0 to 20% owing more on their property than the current market value. Another quarter (23%) had 21 to 40% of their clients owing more. The remaining had client bases with 41% or more owing more on their property than the current market value.

### Methodology

\*To create this index, responses are assigned points of 0, 50 or 100. A response of "strong" is assigned 100 points, "moderate" is given 50 points and "weak" gets 0 points.

\*\* To create this index, responses are assigned points ranging from 0 to 100. A response of "rise 5%+" earns 100 points, "rise 0 – 5%" gets 75 points, "level" receives 50 points, "fall 0 – 5%" earns 25 points and "fall 5% +" is assigned 0 points.